

Clinton Moebus 34, LLC
Block 14 Lot 32/ 65 ½ Center Street, Clinton, New Jersey
Town of Clinton Land Use Board
Summary of Revised Plan Submission Dated January 24, 2023

On or about January 24, 2023 the applicant Clinton Moebus 34, L.L.C. submitted a revised set of plans (originally dated December 3, 2020/Revised to December 27, 2022) to the Town of Clinton Land Use Board Office, which consisted of the following:

A. Preliminary and Final Major Subdivision Plan/Preliminary Site Plan

1. The Subdivision aspect of this application proposes to subdivide the existing Block 14/Lot 32 into 7 new lots. Lot numbers 32.01-32.07 (there will be no “remaining lands” of Lot 32.

Lot 32.01 will contain a 2,558 square foot Fast Food Restaurant (Taco Bell). This lot will include “dine in”; “take out” and “drive through” components, as well as attendant parking/ trash disposal and landscaping, as shown in detail on the Site Plan Plat. A portion of the Stormwater Management facility will also be contained on this lot;

Lot 32.02 will contain a 5,700 square foot Convenience Store/Gas Station. 8 fuel pumps are proposed. This lot will also include attendant parking/ trash disposal and landscaping, as shown in detail on the Site Plan Plat;

Lot 32.03 will contain a 21,988 square foot “Food Market” as well as attendant parking/ trash disposal and landscaping as shown in detail on the Site Plan Plat;

Lot 32.04 and 32.05 are “Open Space/Conservation Buffer” lots. No development is proposed on these Lots;

Lot 32.06 will contain 36 Residential Units (three bedroom townhomes) as well as attendant parking, and landscaping. A portion of the Stormwater Management facility is also located on this lot;

Lot 32.07 will contain 20 Residential Units (three bedroom townhomes)as well as attendant parking, and landscaping. This Lot will also contain a permanent 1.51 Acre “Open Space Easement”.

Also submitted were: detailed engineering plans; Stormwater management plans; Circulation and Traffic reports; Landscaping plans; and various other plans required by the Town of Clinton Land Use Application Checklist.

The entire project will be accessed only from New Jersey State Highway 31 South.

The purpose of this submission was to address technical issues raised in Municipal Engineer Robert Clerico's most recent review letter dated September 20, 2021 and that of Municipal Planner James Kyle, dated April 30, 2021.

The project, but for the numbering of the proposed lots and the division of the lots along the river, upon which no development is proposed, (two as opposed to one as originally proposed), remains, fundamentally as originally submitted, and is in compliance with the Affordable Housing Settlement Agreement entered into by the parties and the Town of Clinton Ordinance that was adopted by the Governing Body as a result thereof. 10 Affordable Units, in as yet undermined configuration, will be constructed "off site", on the property upon which the Clinton Music Hall existed and was destroyed by fire in May, 2016.

At this point it is the intention of the applicant to proceed with the previously carried public hearing on the application at the March 21, 2023 meeting of the Board.

Howard J. Apgar, Esq.
Attorney for the Applicant